

\$499,900 - 406 Mt Sundance Landing W, Lethbridge

MLS® #A2168221

\$499,900

3 Bedroom, 4.00 Bathroom, 1,631 sqft
Residential on 0.10 Acres

Sunridge, Lethbridge, Alberta

This residence exemplifies precision and intentional design, seamlessly blending contemporary living with functionality. As you step onto the main floor, open-concept dining and living areas welcome you, meticulously arranged to balance comfort and style. A use of light greys and dark wood tones creates an inviting atmosphere that reflects discerning taste. Expansive windows and glass patio doors invite natural light to illuminate the interiors while providing picturesque views of the backyard, beautifully connecting indoor and outdoor spaces.

The kitchen serves as a striking focal point, featuring a generous island perfect for gatherings, light stone countertops and floor-to-ceiling cabinetry. Custom details, such as a gas fireplace and built-in shelving, add warmth and character, making it an ideal space for casual family meals or more formal entertaining.

Venturing outside, the south-facing backyard unfolds, bordered by mature trees that offer a natural screen for privacy. The outdoor kitchen and custom built-in seating create an inviting setting for outdoor entertaining, allowing for smooth transitions from indoor dining to enjoying the fresh air.

Moving to the second level, the primary suite captivates with its vaulted ceilings and spacious walk-in closet. The 5-piece ensuite



provides a private retreat, showcasing dual sinks, beautiful stone counters, a soaking tub, and a separate shower—perfect for relaxation after a long day. Two additional well-sized bedrooms offer flexibility and comfort, while a modern 4-piece bathroom serves family and guests alike.

The fully developed basement is designed for entertainment, featuring a fully equipped wet bar that includes a bar fridge, butcher block countertop, stainless steel sink, and open shelving. Acid-stained concrete flooring introduces an industrial flair, while the beer tap sets the scene for lively gatherings.

Built in 2014

Essential Information

MLS® #	A2168221
Price	\$499,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,631
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	406 Mt Sundance Landing W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1J 5H9

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Double Vanity, Open Floorplan, Bar, Ceiling Fan(s), Stone Counters, Wood Counters, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Bar Fridge, Garage Control(s), Microwave, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description No Neighbours Behind, Landscaped, Level, Underground Sprinklers, Front Yard, Many Trees, Private, Street Lighting, Treed, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2024

Date Sold October 25th, 2024

Days on Market 30

Zoning R-CM

HOA Fees 0.00

Listing Details

Listing Office Onyx Realty Ltd.

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